

Cottage Housing

Planning Commission Briefing

December 15, 2015

Presentation Outline

- Background and context
- What's the problem?
- Examples of cottage housing
- Existing regulations
- Stakeholder outreach
- Policy questions
- Next steps

Missing Middle Housing

Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.



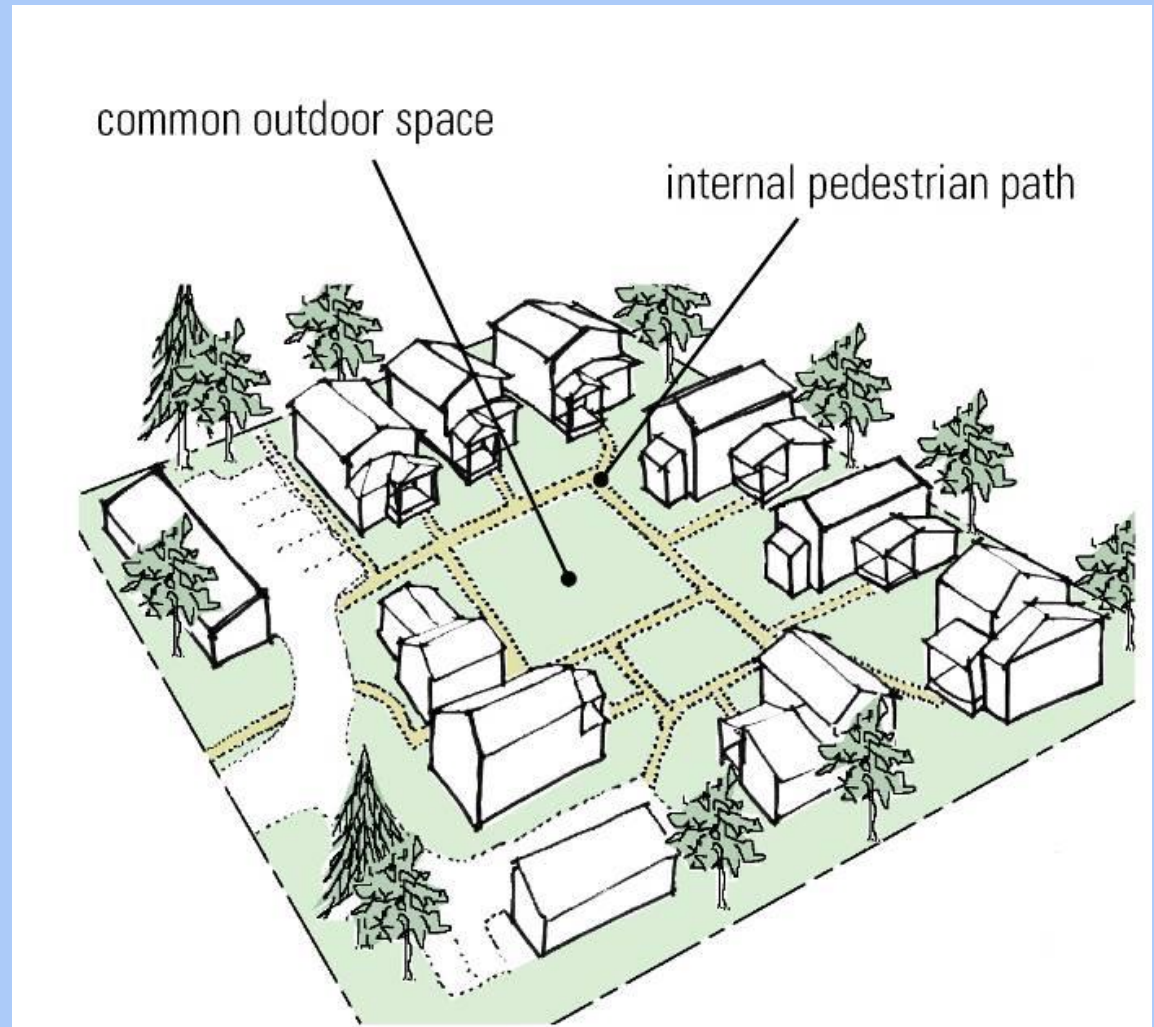
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What is Cottage Housing?

A grouping of small, single family dwelling units clustered around a common area.





GREENWOOD

City of Shoreline

Average Unit Size 961 square feet

Detached garages

The Cottage Company



What's the Problem?

While the regulations were adopted in spring 2009, applications for cottage housing projects have not materialized.

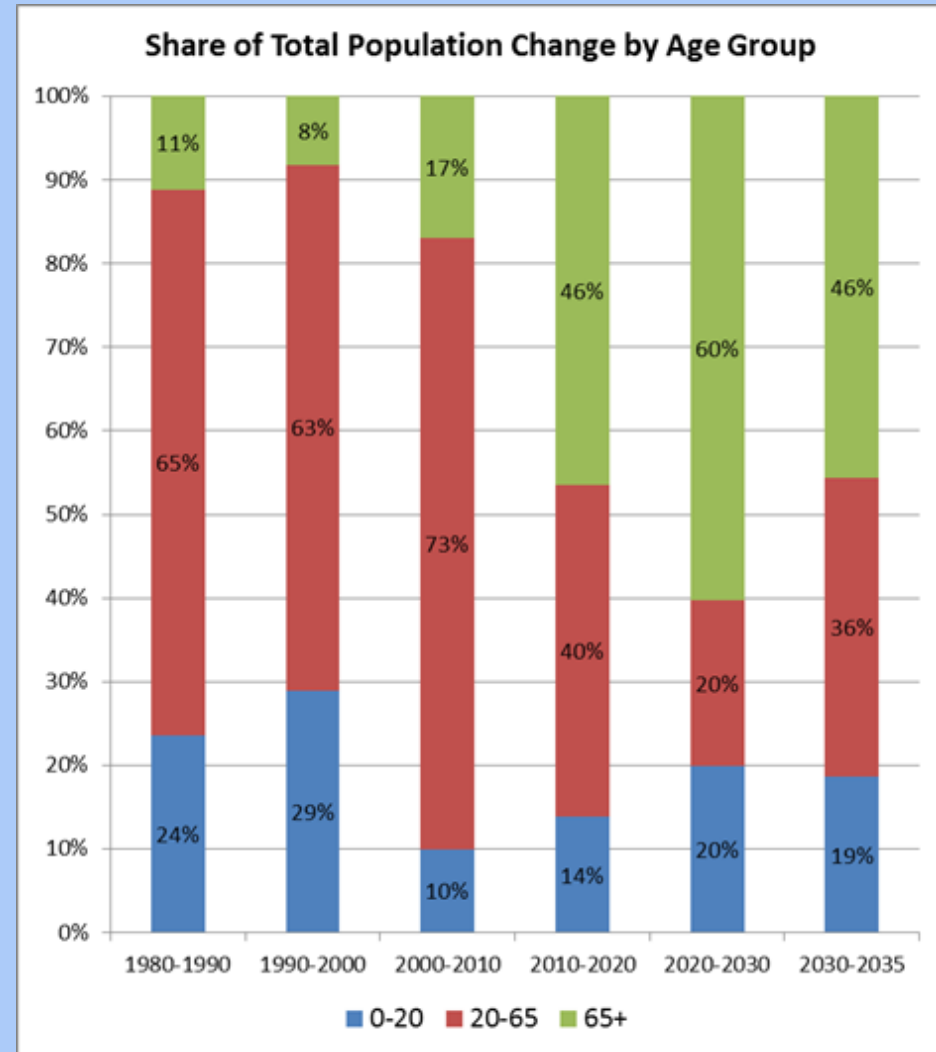
We've asked the same question to stakeholders.

Why Should We Care?

- Demographic trends
- Policy support
- Market choice

Demographic Trends

- Over the next 20 years, 65 and older age groups will account for a majority of the county's population change by age group
- Populations 65 and older appear to have a preference for close-in, transit-connected, mixed-use urban communities
- The trends suggest people are looking for housing developments that provide a sense of community or closeness



Policy Support

- LU Objective 2.A “Increase residential densities within UGAs by concentrating and intensifying development in appropriate areas, particularly within designated centers and along identified transit emphasis corridors.”
- Policy LU 2.A.5 “Within UGAs, alternatives to standard single family designs such as zero lot line housing and cottages on small lots around a central courtyard shall be considered in development regulations for residential areas.”

Market Choice

- Who's buying cottages?
 - Someone who previously owned a home
 - Empty nesters looking to downsize
 - Couples over 50
 - Single women over 50
- Current housing market for target demographics is limited in unincorporated Snohomish County to larger single family detached on small lots or multi-story apartments (not much Missing Middle housing is available)

30.91D.495 Dwelling, cottage housing

- "Dwelling, Cottage housing" ("Cottage Housing Dwelling") means a single family detached dwelling unit constructed in groups of four to twelve units located on a commonly owned piece of property with each unit no larger than 1,200 square feet. The units are built around common open space, with minimal private yards. Units do not have individual garages; parking is located in separate areas or in structures on the periphery of the site in order to minimize space taken up by driveways.

Current Regulations

- Allowed an administrative conditional use in R-9600, R-8400, R-7200, Townhouse (T) and Low Density Multiple Residential (LDMR)
- Max dwelling size-1,200 square feet
- 18-25 building height depending on roof pitch
- Parking-detached and located on the periphery of the site
- 20 percent bonus density
- Must have a porch



DANIELSON GROVE

City of Kirkland

Unit size 1500-1700 ft²

Detached garages

The Cottage Company





MADRONA COTTAGES

City of Shoreline

Average Unit Size 990 ft²

Detached garage





RAVENNA COTTAGES

City of Seattle

Average Unit size 882 ft²

Detached garage





WOODSIDE

City of Mill Creek

Avg Unit size 1460 ft²

Attached garage



WOODSON CREST

City of Mukilteo

Avg Unit size 995 ft²

Detached garage



JEFFERSON COTTAGES

City of Seattle

Avg Unit size 960 ft²

Detached garage



COTTAGEWOOD

Unincorporated County-164th St
Average Unit Size 1399 ft²
Detached carport





North Creek Condominium

City of Bothell

Average Unit Size 1296 ft²

Attached garage



Stakeholder Outreach

Developers

- More flexibility on regulations
- Allow fee simple lots
- Attached garages
- Alley loaded
- Increase dwelling size
- Consider allowing carriage dwellings
- Limit amount of parking
- No minimum lot size
- Density bonus too low

Futurewise

- Support concept but acknowledge current building preference is for larger single family detached

Realtors

- See some market for this housing
- Need to adjust regulations to make it economically feasible
- Look at price point vs renting
- Allow fee simple lots

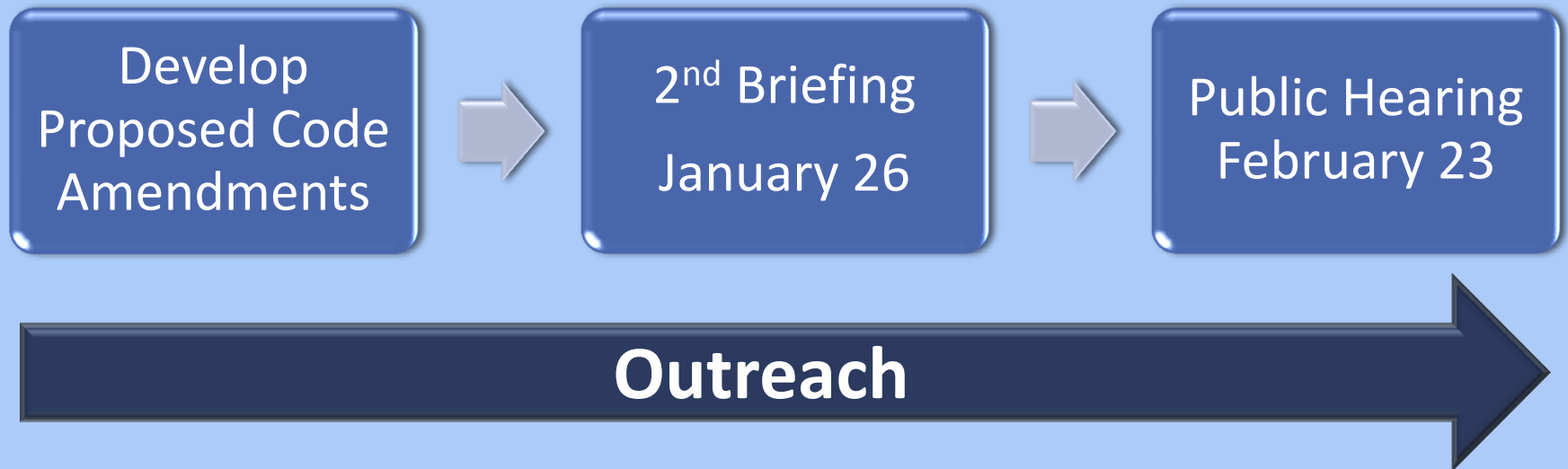
PDS Staff

- Limit amount of parking
- Fire access
- More design standards
- Incentives
- Link to transit-accessible areas
- Incorporated LID features
- Allow fee simple lots

Policy Questions

- What should the maximum size of the dwelling unit be?
- Parking: How much? Where located? Attached? Detached? Carports? Surface lot?
- To what degree should the cottage design be regulated?
- How should cottage housing projects fit with other single family development?

Next Steps



“Cottage housing provides an option that preserves the privacy and personal space of a detached house in a smaller and less costly unit... For those looking for a detached house, cottages provide a way to trade quantity of space for quality of space.”

--From a report on cottage housing development issued by The Housing Partnership, Seattle, WA in March 2000.